



Chapel Park Post

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2011 HOA Board Members

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Association Services, Inc. Assumes Management Duties

Association Services, Inc. an Association member company based in Hilton Head Island, S.C. assumed duties of managing the Chapel Park Home Owners Association as of April 1, 2011.

Chapel Park's account manager, Alan Roberds, a community association manager for 13 years, says the biggest advantage for the Chapel Park community is that "now there's an established company for residents to call with any HOA questions. We are staffed to take calls, so you will always get a response."

The HOA Board is still in place, but Association Services, Inc. serves as consultants, Roberds said. "We help the board know which direction to go, in managing a problem. We have expertise from thousands and thousands of neighborhoods nationwide to help them make good decisions."

"We understand the GA Community Association Act and while we're not attorney," Roberds said, "we do know what an association can and cannot do by law. That involves more than just enforcement." It also deals with the financial and property matters of the association, he said and added that specific to Chapel Park, we are very familiar with what the Declaration of Covenants states regarding rules and how the association operates.

As the property managers, Association Services, Inc. will supervise contractors, deal with vendors, and inspect common areas to measure general upkeep and acknowledge rules violations. If Roberds notes violations, the homeowners are notified by letter and given time for corrective action. "Owners have been very responsive to our letters," he said. A lot of the infractions might be ignorance of the rules, he said and some of it is just a lack of awareness of how it affects the Chapel Park neighborhood as a whole.

(See MANAGEMENT, page 2)

Upcoming Events:

- Pool Closes:
October
- Next HOA dues:
Oct. 1, 2011
- Community-wide Garage Sale:
October 2011
- Community-wide HOA Meeting:
October 2011



Dry Conditions Heighten Water Restrictions

An adequate supply of high quality water has become a critical issue for the future prosperity of Georgia, said Jackie Jackson Teel of the Chatham County Metropolitan Planning Commission. Because of the elevated drought conditions now in effect for Chatham County,

more stringent water conservation methods are in place, she said.

According to officials of the GA Environmental Protection Division, consumers can cut water use by an additional 15% with very little difficulty or discomfort by using vol-

untary water conservation practices in the home and garden.

"It isn't hard to conserve water. It doesn't change our lives drastically. It's mostly a matter of using good common sense," said Teel. (See WATER, page 2).

(MANAGEMENT, from Page 1)

Another important role for the company is to collect assessments, pay the bills, and manage the books, all with review of the HOA Board, he said.

“The largest challenge right now--and this is consistent with a lot of neighborhoods at this time--is collecting fees,” Roberds said. While the majority of owners are paying each quarter, he said, it only takes ten to 15 percent of the owners to stop paying, then overhead expenses have to be cut or fees raised to meet the budget.

“Currently we don’t see either of those things happening and we are working with the HOA Board to develop a policy to collect past due assessments,” Roberds said. He advises any homeowner who finds themselves behind in their HOA dues to contact his office to work out an equitable payment plan and avoid legal action.

“We’re a professional company and we offer many services to help homeowners,” he said. “We are excited to build a lasting relationship with this community and make it a great place to live.”



The following outdoor watering schedule now applies for Unincorporated Chatham County, which includes Chapel Park:

- **The use of outdoor water is not permissible between the hours of 10:00 AM to 4:00 PM**
- Odd-numbered addresses may use outdoor water only on Tuesdays, Thursdays, and Sundays
- Even-numbered and unnumbered addresses may use outdoor water only on Mondays, Wednesdays, and Saturdays
- No watering is allowed on Fridays

Some tips to conserve water and still keep the grass alive in the extreme heat include:

- Water slowly so that the soil soaks up all the water you use
- To avoid the possibility of disease and minimize evaporation, water during early morning hours
- Allow grass to grow to approximately 3 inches before cutting.



(WATER, from page 1)

Grasses used in lawns in Georgia have varying water requirements, said Teel. The Centipede variety used predominantly in Chapel Park offers much promise for landscape water conservation.

For the rest of your landscaping, Teel advises that people hold the garden hose close to the roots of plants so there's little waste and evaporation when watering.

She also recommends that residents mulch plants to reduce evaporation and help to retain moisture.

Mulch is available from Chatham County at no charge. For details, call 652-6858. For more information on Chatham County's water resources as well as water conservation tips, go to www.MPCNaturalResources.org



From the Desk of the President



Happy Summer Chapel Park! We have had a great summer so far and now that August is here, I hope we continue to see awesome improvements and participation from residents in our community. We've seen some great additions including the new sign for announcements at our community's exit, as well as dog stations installed around the community. Hopefully this will entice pet owners to clean up after their dogs while walking.

Our new pool maintenance company, Perfect Pools, is doing a fantastic job taking care of the amenity center and pool. We have also added new picnic tables and potted plants to dress up the breezeway area.

ASI, our management company, has done a great job managing Chapel Park and relieving the responsibility from the HOA Board Members of the everyday functions of the community. Alan and the rest of his team are easy to get in contact with and are efficient in solving issues for residents. Bring questions and issues to their attention by calling the office or emailing them. Find contact information, as always, on our website.

Unfortunately, we continue to have problems with residents constantly parking on the street, especially on Chapel Lake South. As a reminder, permanently parking on the street is not allowed in Chapel Park. Our streets are not wide enough to accommodate emergency vehicles if cars are parked on both sides of the street. Please be mindful of this and ask guests to park along one side of the street. Homeowners will be fined for chronic offenses.

We have also recently had quite a few residents in the community who are not properly maintaining their yards. This includes rental properties.

Both of these issues bring down the aesthetic of our community and in turn, lower property values. Homeowners are held responsible for these issues even if they do not reside at the property and may pass on the fines to the tenants.

This summer has been great at the amenity center and I've enjoyed talking with and getting to know many residents and their children. However, we've also had recent problems with people climbing the fence and even breaking and opening portions of the fence to get into the pool. If you attempt to go to the pool and your card doesn't work, do not jump the fence or ask someone else to let you in. Call Alan or Christy, at 843-757-7074 and they will help you take care of any problem associated with your HOA account. They will do so quickly and efficiently. If you are a renter, your property manager is required to call to fix the issue with your card. Unauthorized use of the amenity and damaging HOA property just raises your dues. If you see someone doing this, say something. This is YOUR community and we need people to take pride and ownership of it.

Thanks for reading,
Stephanie

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YARD OF THE MONTH

The Chapel Park HOA Board is interested in starting a Yard of the Month recognition program for the neighborhood. At this time, details are still being worked out. Right now, the biggest need is for committee members.

The Board is looking for three volunteers to serve and be the judges. This will not take a lot of time and could be fun. It's also a great way to get residents to spur a little healthy competition and improve the look of the neighborhood. Contact the president if you'd like details or to volunteer. Send an e-mail to president@chapelarkhoa.com. ▲



HOA Dues are now assessed on a quarterly basis and are due Jan. 1, April 1, July 1 and Oct. 1. A ten percent late fee will be added to payments received after the 30th day of the month they are due are due.

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Chapel Park
A great place to be.

HOA Dues Now Assessed Quarterly ▲

After consideration by the Home Owners Association Board and feedback from the community, HOA dues will now be assessed quarterly instead of twice annually. This comes as many residents voiced concerns about having to budget for the larger \$276 payment, especially in conjunction with the end-of-year holiday season. Currently, the quarterly fee remains \$138.

The new quarter started July 1, 2011 and subsequent payments will be due Oct 1, 2011; Jan 1, 2012; and Apr 1, 2012. Late fees will be assessed for payments received after the thirtieth day of the month that payments are due. ***NOTE*** As bills were mailed late this quarter, late fees will not be assessed if payments are received by Aug. 30.

Residents are reminded the billing address has changed and are asked to use the new address to ensure payments are received on time. Additionally, you need to reference your account number on the check. Send payments to:

Lockbox Processing
PO Box 11903
Newark, NJ 07101-4903

To help simplify things even more, you can now sign an Authorization Agreement for Direct Deposit to have your HOA dues automatically drafted from the account you specify. According to Association Services execu-

tive administrative assistant, Christy Schirra, "Our company has been using auto bill pay for more than ten years with great success." Association Services is providing an ACH Debit form in the quarterly statement or you can download them from the HOA website at www.chapelparkhoa.com.

Schirra says it only takes a few minutes to fill out the form and register. You just need your bank's address, phone number, routing number and your account number, plus a voided check. "The advantage is that you know your payment will be taken care of automatically and I recommend it as: the fastest way to avoid lost payments, to not have to remember if you already sent the payment, and get it paid on time," said Schirra.

Payments for those using the ACH Debits will be deducted from the specified account between the 12th and the 15th day of the quarter they're due. Schirra said residents who would like to enroll in the program should do so at least one month prior to the next billing cycle to make sure there's enough time to process the request.

For questions on the Authorization Agreement for Direct Deposit, contact Dianne Flood at Association Services by calling 843.785.7074.



*"Virtue is not
left to stand
alone. He who
practices it will
have
neighbors."*

- Confucius



What We Are Working On Now

- Evaluating the agreement between The Villages and Chapel Park for use of the amenity center
- Recovering funds from overdue HOA assessments
- Landscaping the area between the pond and the run-off
- Accepting committee members for Yard-of-the-Month judging
- Organizing Neighborhood Watch

www.chapelparkhoa.com